

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WEILAND GOLDEN GOODRICH LLP David M. Goodrich, State Bar No. 208675 dgoodrich@wgllp.com 650 Town Center Drive, Suite 600 Costa Mesa, California 92626 Telephone 714-966-1000 Facsimile 714-966-1002</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee John P. Pringle</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</p>			
<p>In re: MARK BASTOROUS AND BERNADETTE SHENOUDA,</p>		<p>CASE NO.: 6:17-bk-20092-MH CHAPTER: 7</p>	
<p>Debtor(s).</p>		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 01/13/2021	Time: 11:00 am
Location: United States Bankruptcy Court, Courtroom 303, 3420 Twelfth Street, Riverside, California 92501	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 12/30/2020

Description of property to be sold: All of the Estate's right, title and interest in the residential real property located at 13834 Hunterville Drive, Eastvale, California 92880, APN: 144-530-004.

Terms and conditions of sale: Subject to overbid. Earnest money deposit of \$21,000.0 required. Sale is "as is, where is," with no warranties or guaranties of any kind. Offer must be non-contingent and "all cash" to the estate (i.e. buyer has immediately available third-party funding). Sale is subject to Bankruptcy Court approval. Other terms and conditions apply; see motion on file with the Clerk of Court.

Proposed sale price: \$ 700,000.00

Overbid procedure (if any): Overbid increments: \$10,000.00 initial / \$5,000.00 thereafter. \$21,000.00 earnest money deposit.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Sale Date: January 13, 2021 at 11:00 a.m.

Location

United States Bankruptcy Court

Central District of California, Riverside Division

3420 Twelfth Street, Courtroom 303

Riverside, CA 92501

(hearing will be held telephonically through CourtCall)

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Jan Neiman

Neiman Realty

14205 Collins Street

Sherman Oaks, CA 91401

(818) 516-3449

janneimanbroker@gmail.com

Date: 12/22/2020

Overbid Procedures - Case No. 6:17-bk-20092-MH

The Trustee proposes the following procedure to allow for overbids prior to the Court's approval of the sale of the Property to ensure that the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:
 - a. Bid at least \$710,000.00 in cash for the Property;
 - b. Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Purchase Agreement attached to the Motion as **Exhibit 10**;
 - c. Be financially qualified, in the Trustee's exercise of his sound business judgment, to close the sale as set forth in the Purchase Agreement;
 - d. Submit an offer that does not contain any contingencies to closing the sale, including, but not limited to, financing, inspection, or repair contingencies;
 - e. Submit a cash deposit in the amount of \$21,000.00 ("Overbid Deposit") payable to John P. Pringle, Chapter 7 Trustee for the Bankruptcy Estate of Mark Bastorous and Bernadette Shenouda, in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee's counsel (at the address shown in the upper left hand corner of the first page of the Notice) by no later than 4:00 p.m., Pacific Standard Time, one business day before the hearing on the motion ("Overbid Deadline") which currently is set for January 13, 2021, at 11:00 a.m. In his absolute and sole discretion, the

Trustee shall have the right to accept additional overbids submitted prior to the hearing but after the Overbid Deadline.

2. An auction sale of the Property will be conducted at the hearing on the Motion. Only the Buyer and any party who is deemed a Qualifying Bidder shall be entitled to bid.

3. Any incremental bid in the auction shall be at least \$5,000.00 higher than the prior bid.

4. Upon conclusion of the auction, the Trustee shall decide, subject to Court approval, which of the bids is the best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by the Trustee as the successful bidder ("Successful Bidder") must pay all amounts reflected in the Successful Bid in cash at the closing of the sale. Upon conclusion of the auction, the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder"), which shall be the bidder with the next best bid. Should the Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell the Property to the Back-Up Bidder without further Court order. If the sale of the Property to the Back-Up Bidder fails to occur as a result of a failure of performance, breach or default by the Back-Up Bidder, then the Back-Up Bidder's Overbid Deposit will be forfeited to the Trustee as liquidated damages.

5. Upon the conclusion of the auction, any Overbid Deposits, other than the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.

6. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s), other than for any deposit provided to the Trustee.

David M. Goodrich, State Bar No. 208675
dgoodrich@wglp.com

WEILAND GOLDEN GOODRICH LLP

650 Town Center Drive, Suite 600

Costa Mesa, California 92626

Telephone 714-966-1000

Facsimile 714-966-1002

Counsel for John P. Pringle,
Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT

CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

In re

MARK BASTOROUS AND
BERNADETTE SHENOUDA,

Debtors.

Case No. 6:17-bk-20092-MH

Chapter 7

**NOTICE OF HEARING ON CHAPTER 7
TRUSTEE'S MOTION FOR ORDER:**

- (1) AUTHORIZING SALE OF REAL
PROPERTY FREE AND CLEAR OF LIENS,
CLAIMS, AND INTERESTS PURSUANT TO
11 U.S.C. §§ 363(b) AND (f);
- (2) APPROVING OVERBID PROCEDURES;
- (3) APPROVING BUYER, SUCCESSFUL
BIDDER, AND BACK-UP BIDDER AS
GOOD-FAITH PURCHASER PURSUANT
TO 11 U.S.C. § 363(m); AND
- (4) AUTHORIZING PAYMENT OF
UNDISPUTED LIENS, REAL ESTATE
BROKER'S COMMISSIONS AND OTHER
ORDINARY COSTS OF SALE;

**[13834 Huntervale Drive, Eastvale,
California 92880 – APN: 144-530-004]**

Remote Hearing:

DATE: January 13, 2021
TIME: 11:00 a.m.
CRTM: 303
ADDRESS: 3420 Twelfth Street
Riverside, CA 92501

(Hearing to be held telephonically via
CourtCall)

1 TO THE OFFICE OF THE UNITED STATES TRUSTEE; THE DEBTORS; THE
2 DEBTORS' COUNSEL; AND ALL OTHER INTERESTED PARTIES AND POTENTIAL
3 BUYER(S):

4 PLEASE TAKE NOTICE that on January 13, 2021 at 11:00 a.m., or as soon
5 thereafter as the matter may be heard, the Court will conduct a hearing ("Hearing") in the
6 above-captioned Court on the *Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale*
7 *of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C.*
8 *§§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving Buyer, Successful*
9 *Bidder, and Back-up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m);*
10 *and (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and*
11 *Other Ordinary Costs of Sale ("Motion")* filed by Wesley H. Avery, the duly qualified,
12 appointed, and acting Chapter 7 Trustee ("Trustee") of the bankruptcy estate ("Estate") of
13 the above-captioned Debtors ("Debtors").

14 PLEASE TAKE FURTHER NOTICE that through the Motion, the Trustee seeks an
15 order approving the sale ("Sale") of the Estate's right, title and interest in real property
16 located at 13834 Huntervale Drive, Eastvale, California 92880, APN: 144-530-004
17 ("Property"), on the terms and conditions stated in the written offer titled *California*
18 *Residential Purchase Agreement and Joint Escrow Instructions, Addendum No. 1,*
19 *Counter Offer No. 1, and Contingency Removal No. 1* (together, "Purchase Agreement")
20 attached as **Exhibit 10**, and incorporated herein by reference, to Ying Yang ("Buyer"),
21 whose address is 4075 E. Callaway Drive, Ontario, California 91761, for \$700,000.00,
22 cash, or to any person or entity who appears at the hearing on the Motion and submits a
23 higher acceptable bid in accordance with the Trustee's proposed overbid procedures.

24 PLEASE TAKE FURTHER NOTICE that as part of the Motion, the Trustee seeks
25 an order approving the Sale free and clear of any liens, claims, and interests. The
26 Property is being sold on an "as is, where is" basis, with no warranties, recourse,
27 contingencies, or representations of any kind.
28

PLEASE TAKE FURTHER NOTICE that the Trustee also seeks an order (i) confirming the Sale to the Buyer or to the highest bidder appearing at the hearing and approving the Trustee's proposed overbid procedures; (ii) determining that the Buyer or the successful bidder is entitled to 11 U.S.C. § 363(m) protection; and (iii) waiving the fourteen (14) day stay prescribed by Rule 6004(h) of the Federal Rules of Bankruptcy Procedure.

PLEASE TAKE FURTHER NOTICE that after payment of undisputed liens, current and past due real estate taxes, brokers' commissions, and cost of sale, the Trustee estimates that the sale will generate \$240,000 in cash for the benefit of the Estate, calculated as follows:

Purchase Price	\$700,000.00
Brokers Commission	\$42,000
Escrow, title and related fees	\$10,418.56
Prorated property taxes	\$811.53
Payoff of MERS Lien	\$353,102.00
Wagdy Payment	\$23,000.00
Avoided Lien (payable to the Estate)	\$240,000.00
Eastvale Downs	\$1,311.15
IRS Lien	\$29,356.76
Debtors' Homestead Exemption	\$0.00
Amount remaining:	\$0.00

PLEASE TAKE FURTHER NOTICE that to the extent there is any tax liability to the Estate from the sale, the Trustee is authorized to pay such taxes from the net sale proceeds.

1 **PLEASE TAKE FURTHER NOTICE** that as further detailed in the Motion, the
2 Trustee proposes the following **OVERBID PROCEDURES** for the purchase of the
3 Property:

4 **PROPOSED OVERBID PROCEDURES**

5 The proposed Sale to the Buyer is subject to approval of the United States
6 Bankruptcy Court and to qualified overbids. The Buyer has offered to purchase the
7 Property for \$700,000.00 ("Purchase Price"), \$21,000.00 of which has been tendered, with
8 the balance to be tendered upon Close of Escrow (as defined in the Purchase
9 Agreement). As noted above, however, the sale of the Property is subject to overbid
10 pursuant to the following proposed overbid procedures ("Overbid Procedures"):
11 The Trustee proposes the following procedure to allow for overbids prior to the Court's
12 approval of the sale of the Property to ensure that the Property is sold for the best
13 possible price:

- 14 1. Qualifying bidders ("Qualifying Bidder") shall:
 - 15 a. Bid at least \$710,000.00 in cash for the Property;
 - 16 b. Set forth in writing the terms and conditions of the offer that are
17 at least as favorable to the Trustee as those set forth in the Purchase
18 Agreement attached to the Motion as **Exhibit 10**;
 - 19 c. Be financially qualified, in the Trustee's exercise of his sound
20 business judgment, to close the sale as set forth in the Purchase
21 Agreement;
 - 22 d. Submit an offer that does not contain any contingencies to
23 closing the sale, including, but not limited to, financing, inspection, or repair
24 contingencies;
 - 25 e. Submit a cash deposit in the amount of \$21,000.00 ("Overbid
26 Deposit") payable to John P. Pringle, Chapter 7 Trustee for the Bankruptcy
27 Estate of Mark Bastorous and Bernadette Shenouda, in the form of a
28 cashier's check, which Overbid Deposit shall be non-refundable if the bid is

1 deemed to be the Successful Bid, as defined in paragraph 4 below. The
2 Overbid Deposit, written offer, and evidence of financial qualification must be
3 delivered to the Trustee's counsel (at the address shown in the upper left
4 hand corner of the first page of this Motion) by no later than 4:00 p.m.,
5 Pacific Standard Time, one business day before the hearing on the motion
6 ("Overbid Deadline") which currently is set for January 13, 2021, at 11:00
7 a.m. In his absolute and sole discretion, the Trustee shall have the right to
8 accept additional overbids submitted prior to the hearing but after the
9 Overbid Deadline.

10 2. An auction sale of the Property will be conducted at the hearing on
11 this Motion. Only the Buyer and any party who is deemed a Qualifying Bidder shall
12 be entitled to bid.

13 3. Any incremental bid in the auction shall be at least \$5,000.00 higher
14 than the prior bid.

15 4. Upon conclusion of the auction, the Trustee shall decide, subject to
16 Court approval, which of the bids is the best bid, and such bid shall be deemed to
17 be the "Successful Bid." The bidder who is accepted by the Trustee as the
18 successful bidder ("Successful Bidder") must pay all amounts reflected in the
19 Successful Bid in cash at the closing of the sale. Upon conclusion of the auction,
20 the Trustee may also acknowledge a back-up bidder ("Back-Up Bidder"), which
21 shall be the bidder with the next best bid. Should the Successful Bidder fail to
22 close escrow on the sale of the Property, the Trustee may sell the Property to the
23 Back-Up Bidder without further Court order. If the sale of the Property to the Back-
24 Up Bidder fails to occur as a result of a failure of performance, breach or default by
25 the Back-Up Bidder, then the Back-Up Bidder's Overbid Deposit will be forfeited to
26 the Trustee as liquidated damages.

27 5. Upon the conclusion of the auction, any Overbid Deposits, other than
28 the deposits submitted by the Successful Bidder and the Back-Up Bidder, will be

promptly returned. The deposit of the Back-Up Bidder will be returned promptly following the close of escrow for the sale of the Property to the Successful Bidder.

6. Overbids shall be all cash and no credit shall be given to the purchaser or overbidder(s), other than for any deposit provided to the Trustee.

PLEASE TAKE FURTHER NOTICE that the Motion is made pursuant to 11 U.S.C. § 363(b)(1), and Federal Rules of Bankruptcy Procedure 6004 and 6006 on the grounds that, based on the Trustee's sound business justification, the Trustee believes the sale of the Property as set forth herein is in the best interests of the Estate. After solicitation of offers for the Property over the past couple of months, the current offer from the Buyer is the highest and best offer received to date. Moreover, the Overbid Procedures provide a process by which the Trustee could secure a higher price for the Property.

PLEASE TAKE FURTHER NOTICE that any response to the Motion must conform with Local Bankruptcy Rule 9013-1(f)(1), must be filed with the Bankruptcy Court no less than 14 days prior to the above hearing date, and must be served no less than 14 days prior to the above hearing date on the Trustee's counsel at the address noted in the top left corner of the first page of this Notice. Pursuant to Local Bankruptcy Rule 9013-1(h), the failure to timely file and serve an opposition to the Motion may be deemed by the Court to be consent to the relief requested in the Motion.

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1 In response to COVID-19, as of March 12, 2020 and until further notice, telephonic
2 appearances are allowed in all matters except trials and evidentiary hearings. Telephone
3 appearances may be arranged by calling Court Call, an independent conference call
4 company, no later than 2:00 p.m. the day prior to the hearing. Counsel may reach Court
5 Call at (888) 882-6878.

6 Dated: December 22, 2020

WEILAND GOLDEN GOODRICH LLP

7
8 By: /s/ David M. Goodrich
9 DAVID M. GOODRICH
10 General Counsel for Chapter 7 Trustee
11 Wesley H. Avery
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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
650 Town Center Drive, Suite 600
Costa Mesa, California 92626

A true and correct copy of the foregoing document entitled (*specify*): Notice of Hearing on Chapter 7 Trustee's Motion for Order: (1) Authorizing Sale of Real Property Free and Clear of Liens, Claims, and Interests Pursuant to 11 U.S.C. §§ 363(b) and (f); (2) Approving Overbid Procedures; (3) Approving buyer, Successful Bidder, and Back-Up Bidder as Good-Faith Purchaser Pursuant to 11 U.S.C. § 363(m); and (4) Authorizing Payment of Undisputed Liens, Real Estate Broker's Commissions and other Ordinary Costs of Sale; will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) December 22, 2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) December 22, 2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Mark D. Houle
United States Bankruptcy Court
Central District of California
3420 Twelfth Street, Suite 365 / Courtroom 303
Riverside, CA 92501-3819

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) December 22, 2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/22/2020
Date

Lindsay Bracken
Printed Name


Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Kaveh Ardalan bankruptcy@ymail.com
Paul A Beck pab@pablaw.org
Reem J Bello rbello@wgllp.com,
kadele@ecf.courtdrive.com;vrosales@wgllp.com;cyoshonis@wgllp.com;cbmeeker@gmail.com;lbracken@wgllp.com
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Benjamin Taylor btaylor@taylorlawfirm.com
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United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
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Sherman Oaks, CA 91401

Ying Yang
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Senior Escrow Officer
A & A Escrow Services, Inc.
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Beverly Hills, CA 90210

Mindy Beckham
Stewart Title
4195 E. Thousand Oaks Blvd., #107
Westlake Village, CA 91362

Anwar Wagdy (Trinity Enterprises)
14528 Emerald Canyon Ct.
Corona, CA 92880-3689

Violete Shenouda
12414 Meadowvale Street
Mira Loma, CA 91752

Eastvale Downs Homeowners Association
Prime Association Services
27290 Madison Ave., Suite 300
Temecula, CA 92590-5671

Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019-4620

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Leonard Brown
Bankruptcy Specialist
Internal Revenue Service
Insolvency Group 1
300 North Los Angeles Street, M/S 5022
Los Angeles, CA 90012

Thomas F. Nowland
Law Offices of Thomas F. Nowland
20241 SW Birch Street, Suite 203
Newport Beach, CA 92660-1784
Debtor's Attorney

John P. Pringle (TR)
Roquemore, Pringle & Moore, Inc.
6055 East Washington Blvd., Suite 500
Los Angeles, CA 90040-2466
Chapter 7 Trustee

Atlas Acquisitions LLC
294 Union St.
Hackensack, NJ 07601-4303

Bays Properties, LLC
635 Foothill Drive
Lake Havasu, AZ 86404-2754

Daimler Trust
c/o BK Servicing, LLC
PO Box 131265
Roseville, MN 55113-0011

Employment Development Dept.
Bankruptcy Group MIC 92E
P.O. Box 826880
Sacramento, CA 94280-0001

Franchise Tax Board
Bankruptcy Section MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Matrix Financial Services Corporation
c/o McCarthy & Holthus, LLP

1770 Fourth Avenue
San Diego, CA 92101-2607
MAIL FORWARDED 11/15/19

Matrix Financial Services Corporation
c/o McCarthy & Holthus, LLP
411 Ivy St.
San Diego, CA 92101-2108

Riverside Division
3420 Twelfth Street
Riverside, CA 92501-3819

8x8 Phone Service
2125 O'Nel Dr.
San Jose, CA 95131-2032
MAIL RETURNED 10/03/2020

AIS
17410 Murphy Pkwy.
Lathrop, CA 95330-8627

ANRUF, LLC.
14648 Waterview Circle
Addison, TX 75001-7922

AT&T Acct
208 S Akard St.
Dallas, TX 75202-4206

AVIS
6 Sylvan Way
Parsippany, NJ 07054-3826

Abanoub Hanna
1736 S Vicentia Ave.
Corona, CA 92882-4246

Abrams Family Revocable Trust
c/o Heather N. Herd, Esq.
Rutan & Tucker
611 Anton Blvd Suite 1400
Costa Mesa, CA 92626-1931

Adel Khozam
8484 Planetary Dr.
Buena Park, CA 90620-3354

Adonai Holdings, LLC
12 Ginger Lily Court
Coto De Caza, CA 92679-5110

Adonai Holdings, LLC. (Nader Adly)
12 Ginger Lily Ct.
Coto De Caza, CA 92679-5110

Advanced Commission

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

5440 Louie Lane, Suite 106
Reno, NV 89511-1843

AmGuard Insurance Company
16 S River St.
Wilkes-Barre, PA 18702-2494

American Express
P. O. Box 0001
Los Angeles, CA 90096-0001

American Express Costco
P. O. Box 0001
Los Angeles, CA 90096-0001

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern, PA 19355-0701

Amgad Anwar Fakhry Bebawy & Reham Ishak
116 Carrotwood
Irvine CA 92618-1183

Amir Awad
12717 Mosaic Dr.
Rancho Cucamonga CA 91739-9351

Amir Khalil
14648 Waterview Circle
Addison, TX 75001-7922
MAIL RETURNED 11/10/19

Amir Maher Guirguis Awad & Shirley Khell
12717 Mosaic Dr.
Rancho Cucamonga, CA 91739-9351

Anchor Loans
5230 Las Virgenes Rd #105
Calabasas, CA 91302-3447

Anis Khalil and/or ANRUF, LLC.
14648 Waterview Circle
Addison, TX 75001-7922

Antonio Mena
3001 Huckleberry Dr.
Corona, CA 92882-3616

Anwar Wagdy
14528 Emerald Canyon Court
Corona, CA 92880-3689

Anwar Wagdy (Trinity Enterprises)
14528 Emerald Canyon Ct.
Corona, CA 92880-3689

Arch Capital
17 State Street, Suite 4000
New York, NY 10004-1508
MAIL RETURNED 11/13/19

Arch Capital Funding LLC
200 E Las Olas Blvd., Suite 1600
Fort Lauderdale, FL 33301-2284
MAIL RETURNED 04/14/20

Assign Corp
200 N Maryland Ave #204
Glendale, CA 91206-4274

Balraj Nandwani
c/o Rutan & Tucker, LLP
Attn: Roger F. Friedman
611 Anton Blvd., Suite 1400
Costa Mesa, CA 92626-1931

Bao Tran
c/o Rutan & Tucker, LLP
Attn: Roger F. Friedman
611 Anton Blvd Suite 1400
Costa Mesa, CA 92626-1931

Basha Wahib Awad
5719 Old Lodge Dr.
Houston, TX 77066-1513

Bays Properties, LLC
c/o Kimball, Tirey & St. John LLP
7676 Hazard Center Drive, Suite 900B
San Diego, CA 92108-4503

Bear Creek Association
22877 Bear Creek Dr. N
Murrieta, CA 92562-3044

Benny Winefeld
c/o Law Office of Benjamin Taylor
1880 Century Park East, Suite 615
Los Angeles, CA 90067-1622
MAIL FORWARDED 11/15/19

Benny Winefeld
c/o Law Office of Benjamin Taylor
1880 Century Park East, Suite 714
Los Angeles, CA 90067-1618

Berkshire Hathaway Guard
Insurance Company
PO Box A-H
Wilkes-Barre PA 18703-0020
MAIL RETURNED 9/25/2020

Berkshire Hathaway Guard Insurance

18703, 16 S River Street
Wilkes-Barre, PA 18702

Bishay Law Offices
333 City Boulevard West
Orange, CA 92868-2903

Blaine & Susan Whitson
c/o Law Office of Benjamin Taylor
1880 Century Park East Suite 615
Los Angeles, CA 90067-1622

Blaine Whitson
c/o Law Offices of Benjamin Taylor
1880 Century Park East, Suite 615
Los Angeles, CA 90067-1622
MAIL RETURNED 11/15/19

Blaine Whitson
c/o Law Office of Benjamin Taylor
1880 Century Park East, Suite 714
Los Angeles, CA 90067-1618

Bloomingdale's
1000 3rd Ave
New York, NY 10022-1230

Blue Wave Investments
255777 San Thomas Street
Moreno Valley, CA 92557

Bluewave Investments LLC
Neeraj Gupta1
315 Swan Loop S
Upland CA 91784-8028

Bluewave Investments, LLC.
8729 Springside Ct.
Rancho Cucamonga, CA 91730-3178

Boles Bishay
1721 S Hagen Ct
La Habra, CA 90631-2064

Boles Bishay and Mervet Shafik
1721 S Hagen Ct
La Habra, CA 90631-2064

Bryan S. Silverman
600 Montgomery Street, 14th Fl
San Francisco, CA 94111-2716

CA Sec of State
300 S Spring St
Los Angeles, CA 90013-1230

California Dept. of Tax & Fee Administration

Special Ops, MIC: 55
PO Box 942879
Sacramento, CA 94279-0055

CCFG Investment Fund, LLC
2020 Columbia St
San Diego, CA 92101-1710

CCFG Investment Fund, LLC
600 W Broadway #1420
San Diego, CA 92101-3388

CDC Small Business Finance
2390 E Orangewood Ave # 560
Anaheim, CA 92806-6186
MAIL RETURNED 11/06/19

CNA Surety Bond
1000 Wilshire Blvd.
Los Angeles, CA 90017-2457

Caliber Home Loans
P.O. Box 270415
Oklahoma City, OK 73137-0415

California Secretary of State
300 S Spring St.
Los Angeles, CA 90013-1230

Camara-Abrams Family Revocable Trust
Under Agreement 9/16/13
c/o Rutan & Tucker, LLP
Attn: Roger F. Friedman
611 Anton Blvd., Ste. 1400
Costa Mesa, CA 92626-1931

Capital Benefit, Inc.
2727 Newport Blvd #203
Newport Beach, CA 92663-3757

Center Street Lending
18301 Von Karman Ave # 330
Irvine, CA 92612-0124

Century-National Insurance Company
16650 Sherman Way
Van Nuys, CA 91406-3782
MAIL RETURNED 11/16/19

Charles Shaher Askar
304 E. Chestnut Avenue, Apt J
Santa Ana, CA 92701-5977

Charter Communications
400 Atlantic Street, 10th Floor
Stamford, CT 06901-3533

Chase
P. O. Box 14581
Des Moines, IA 50306-3581

Chase
P. O. Box 14581
Wilmington, DE 19850
MAIL RETURNED 11/05/19

Chase
P. O. Box 15123
Wilmington, DE 19850-5123

Chienan Chen
2748 Glorietta Circle
Santa Clara, CA 95051-7005

Christopher and Nancy Natenstedt
c/o Rutan & Tucker, LLP
Attn: Roger F. Friedman
611 Anton Blvd, Suite 1400
Costa Mesa, CA 92626-1931

Chun-Wu Li
975 Manor Way
Corona, CA 92882-7984

Citi Expedia
P. O. Box 183037
Columbus, OH 43218-3037
MAIL RETURNED 11/08/19

Citi Investments Group, Inc.
3075 Palisades Dr.
Corona, CA 92880-9433

City of Los Angeles Parking Violation
1575 Westwood Blvd #100b
Los Angeles, CA 90024-5626

City of Miami Intersection Safety Program
201 Westward Drive
Miami Springs, FL 33166-5259

City of Santa Ana Water
20 Civic Center Plaza
Santa Ana, CA 92701-4076

Community Works Design Group
4649 Brockton Ave.
Riverside, CA 92506-0131

County Associates
c/o Rutan & Tucker, LLP
Attn: Roger F. Friedman
Rutan & Tucker
611 Anton Blvd, Ste 1400

Costa Mesa, CA 92626-1931

County Associates, LLC
Bryan S. Silverman
600 Montgomery Street, 14th Fl.
San Francisco, CA 94111-2716

County of San Bernardino Office of the Tax Collector
268 W Hospitality Ln, 1st Floor
San Bernardino CA 92415-0360

Credit Collection Services
337 North Vineyard Avenue, 4th Floor
Ontario, CA 91764-4453
MAIL RETURNED 11/16/19

Cres Insurance
12396 World Trade Dr., Suite 300
San Diego, CA 92128-3792
MAIL RETURNED 11/06/19

Cubalmart
3915 Green River Rd.
Corona, CA 92880-1627

Custodian FBO Robert NG Profit Shar
c/o Heather N. Herd, Esq.
Rutan & Tucker
611 Anton Blvd Ste 1400 Costa Mesa, CA 92626-1931

Dack Marasigan, LLP
2601 Main Street #950
Irvine, CA 92614-4292

Danny Shaftary
2311 Bloomfield Lane
Corona, CA 92882-3793

Department Stores National Bank
Citibank, N.A.
701 East 60th Street North
Sioux Falls, SD 57104-0493

Diamond Environmental
1801 Via Burton #B
Fullerton, CA 92831-5319

Discover
P. O. Box 6103
Carol Stream, IL 60197-6103

Discover Bank
Discover Products Inc
PO Box 3025
New Albany, OH 43054-3025

Disney Chase

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

P. O. Box 15123
Wilmington, DE 19850-5123

Diversyfund Income Fund, LLC
c/o Rutan & Tucker, LLP
Attn: Roger F. Friedman
611 Anton Blvd, Ste 1400
Costa Mesa, CA 92626-1931

EBF
8200 NW 52 Terrace, Floor 2
Doral, FL 33166-7852

EBF California, LLC
c/o Everest Business Funding
8200 N.W. 52nd Terrace, Suite 200
Doral, FL 33166-7852

EBS Investment SG
Ray & Nargis Rashid
25380 Marguerite Pkwy F
Mission Viejo, CA 92692-2907
MAIL RETURNED 11/05/19

Eastvale Downs Owners Association
Prime Association Services
27290 Madison Ave Ste 300
Temecula, CA 92590-5671

Emad Eskandar
11420 Corte Acalandes
Jurupa Valley, CA 91752-5036

Emad Khalifa Botors
16348 River Glen Lane
Fontana, CA 92336-4260

Employers Insurance
10375 Professional Cir
Reno, NV 89521-4802

Employment Developement Dept
9650 E. 9th St Ste A
Rancho Cucamonga, CA 91730-4590
MAIL RETURNED 11/16/19

Employment Development Department
Bankruptcy Group MIC 92E,
PO Box 826880
Sacramento, CA 95814

Enterprise Rent-A-Car
600 Corporate Park Dr.
St. Louis, MO 63105-4211

Equifax
P.O. Box 105873

Atlanta, GA 30348-5873

Everest Business Funding Partners
8200 NW 52 TERRACE, Floor 2
Doral, FL 33166-7852

Experian
P.O. Box 2002
Allen, TX 75013-2002

Franchise Tax Board
Bankruptcy Section MS A340
PO Box 2952
Sacramento, CA 95812-2952

Fabozzi & Miller, APC
41911 5th St Ste 200
Temecula, CA 92590-2730

Fadi Elias (Am Saber/Yousria Mikhail Gui
614 Rock Vista Dr.
Corona, CA 92879-5834

FedEx
2060 S Wineville Ave
Ontario, CA 91761-3633

Feldman and Rothstein, Esq.
500 N. Brand Blvd Ste 880
Glendale, CA 91203-3398

First American Title
1 First American Way
Santa Ana, CA 92707-5913

First American Title Insurance
c/o Lewis Brisbois Bisgaard & Smith
650 Town Center Dr Ste 1400
Costa Mesa, CA 92626-7020

Florida Highway Patrol Fort Myers
10041 Daniels Parkway
Fort Myers, FL 33913-7785

Fox Rothschild, LLP
10250 Constellation Blvd, Suite 900
Los Angeles, CA 90067-6275

Franchise Tax Board
Personal Bankruptcy MS A 260
P.O. Box 2952
Sacramento, CA 95812-2952

Fremont Properties, LLC
945 High School Way # 23
Mountain View, CA 94041-1989

G & D Construction
2440 Railroad Street
Corona, CA 92880-5418
MAIL RETURNED 11/03/19

GB Collections
1253 Haddonfield Berlin Rd
Voorhees Township, NJ 08043-4847

GC Services Limited Partnership
4900 Rivergrade Rd
Irwindale, CA 91706-1401

GJ Construction
30310 Cupeno Lane
Temecula, CA 92592-2519

Gabel, Cook & Associates
125 W La Cadena Dr # A
Riverside, CA 92501-1137
MAIL RETURNED 11/10/19

George Behnam
1150 E Orangethorpe Avenue, # 109
Placentia, CA 92870-5203

GreatAmerica Financial Services Corporation
PO Box 609
Cedar Rapids, IA 52406-0609

Greenburg, Grant & Richards
5858 Westheimer Rd #500
Houston, TX 77057-5645

Greggory Bartholomew
3355 Braemar Lane
Corona, CA 92882-8674

Gregory Stewart
3075 Palisades Dr.
Corona, CA 92880-9433

Guard Insurance Group
18703, 16 S River St
Wilkes-Barre, PA 18702
MAIL RETURNED 09-25-2020

Gurpaljit Deoll
c/o Law Office of Benjamin Taylor
1880 Century Park East Ste 615
Los Angeles, CA 90067-1622

Hanaa Ebrahiem
7622 Carbon Circle
La Palma, CA 90623-1419

Heather N. Herd, Esq.

Rutan & Tucker
611 Anton Blvd Ste 1400
Costa Mesa, CA 92626-1931

Houry Hamidzadeh
27385 Via Primero
Mission Viejo, CA 92692-1912

IOU Central
600 TownPark Lane, Suite 100
Kennesaw, GA 30144-3736

Ikhan Capital
160 Pearl St
New York, NY 10005-1617

Innovative Risk Solutions
1911 NE 59th St.
Fort Lauderdale, FL 33308-2445

Internal Revenue Service
Centralized Insolvency Operations
P.O. Box 7346
Philadelphia, PA 19101-7346

Ishak Ghobrial and/or Michael Lotfy Lawa
4739 E. Ashford Ave.
Orange, CA 92867-1601

James & Lana Rouse
33871 Sundrop Ave.
Murrieta, CA 92563-4416
MAIL RETURNED 9/23/220

Joe Naddour
100 Bayview Cir #4500
Newport Beach, CA 92660-8912
MAIL RETURNED 9/23/2020

Kaiser Hospital Guarantor
P. O. Box 7024
Pasadena, CA 91109-7024

Kaiser Permanente SCAL
P. O. Box 7024
Pasadena, CA 91109-7024

Katie Oliver
227 Clifton St.
Waco, TX 76704-2305

Khair & Magda Labib
12962 Oakdale St
Corona, CA 92880-8505

King Capital Funding
40 Bellevue Ave E

Seattle, WA 98104
MAIL RETURNED 11/08/19

17 State Street, Suite 4000
New York, NY 10004-1508

Klatte, Budensiek & Young Agriesri
100 Bayview Cir #4500
Newport Beach, CA 92660-8912

MSLF Investment, Inc
10730 Church St. #117
Rancho Cucamonga, CA 91730-6819
MAIL RETURNED 12/04/19

Konica Minolta South Region
9799 International Court
St. Petersburg, FL 33716
MAIL FORWARDED 11/06/19

Macy's
P. O. Box 183084
Columbus, OH 43218-3084
MAIL RETURNED 11/08/19

Konica Minolta South Region
7320 Bryan Dairy Rd., #350
St. Petersburg, FL 33716
MAIL RETURNED 11/23/19

Magda Anwar
14528 Emerald Canyon Ct.
Corona, CA 92880-3689

L2 Global Investments, LLC
975 Manor Way
Corona, CA 92882-7984

Magda Labib
12962 Oakdale St.
Eastvale CA 92880-8505

LA Dept of Water & Power
919 S Soto St.
Los Angeles, CA 90023-1303

Magdy & Mona Farah
14310 Berlina Rose St.
Oak Hills, CA 92344-8303

Labor Board
3350 E Shelby St # 340
Ontario, CA 91764-4884

Marcos Mancenido
32802 Valle Rd # 155
San Juan Capistrano, CA 92675-4516
MAIL FORWARDED 11/15/19

Law Offices of Philip Landsman
5776 Lindero Canyon Road, Suite D-666
Westlake Village CA 91362-6428

Marcos Mancenido
15496 Orange St.
Lake Elsinore, CA 92530-1514

Liberty Mutual
175 Berkeley St.
Boston, MA 02116-3350

Marian Bishay
333 City Boulevard West
Orange, CA 92868-2903

Lora Candelario
c/o Scandura Steven P, Esq.
1601 N. Sepulveda Blvd #730
Manhattan Beach, CA 90266-5111

Mario Melillo
c/o Rutan & Tucker, LLP
Attn: Roger F. Friedman
611 Anton Blvd., Ste. 1400
Costa Mesa, CA 92626-1931

Los Angeles County Tax Collector
225 N Hill St # 1
Los Angeles, CA 90012-3253

Mario Mellilo
c/o Heather N. Herd, Esq.
Rutan & Tucker
611 Anton Blvd, Ste 1400
Costa Mesa, CA 92626-1931

Lydia Abrams
c/o Heather N. Herd, Esq.
Rutan & Tucker
611 Anton Blvd Ste 1400
Costa Mesa, CA 92626-1931

Mary Gerges Labeeb Ghobrial
4739 E. Ashford Ave.
Orange, CA 92867-1601

MCA Recovery LLC
17 State Street, Suite 4000
New York, NY 10004-1508

Maylou Camara
c/o Heather N. Herd, Esq.
Rutan & Tucker

MCA Servicing

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

611 Anton Blvd Ste 1400
Costa Mesa, CA 92626-1931

McCarthy, Burgess & Wolff
26000 Cannon Rd
Cleveland, OH 44146-1807

Medhat Saad Gendy
10730 Church St. #117
Rancho Cucamonga, CA 91730-6819
MAIL FORWARDED 11/15/19

Medhat Saad Gendy
14285 Anacapa Ct.
Fontana, CA 92336-3786

Medhat Samy Fana Michael
13100 Blue Canyon Circle
Oklahoma City, OK 73142-6204

Meenakshi Muthuraman Ramesh Meenakshisundaram
c/o Sunil A. Brahmbhatt
2700 N. Main St Ste 310
Santa Ana, CA 92705-6638

Mercedes Benz Financial Services
13650 Heritage Parkway
Fort Worth TX 76177-5323
MAIL FORWARDED 09/23/20
Mercedes Benz Financial Services
14372 Heritage Parkway
Fort Worth TX 76177-5323

Merchant Cash
2 W 46th St #205
New York, NY 10036-4811
MAIL RETURNED 05.20.20

Metro Express Lanes
3501 Santa Anita Ave
El Monte, CA 91731-2426

Michael Rezk
13724 Star Ruby
Corona, CA 92880-5558

Mike Bahrawey
2531 Thistlewood Ln
Corona, CA 92882-8726

Mike Bareh
17 Columar St.
Ladera Ranch, CA 92694-1560

Milad Nageh Dofir Iskander & Samy Ibrahim
3364 W Keys Lane
Anaheim CA 92804-3052

Millennium Trust Company, LLC FBO Robert Ng Profit
Sharing Plan & Trus
c/o Rutan & Tucker, LLP
Attn: Roger F. Friedman
611 Anton Blvd., Ste. 1400
Costa Mesa, CA 92626-1931

Millennium Trust Company, LLC
c/o Heather N. Herd, Esq.
Rutan & Tucker
611 Anton Blvd Ste 1400
Costa Mesa, CA 92626-1931

Mina Farah
4841 Heil Ave #61
Huntington Beach, CA 92649-3236

Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019-4620

Nadia Khalil and/or St. George Medical O
14648 Waterview Circle
Addison, TX 75001-7922

Nermine Saber Aziz Abdelmalak
614 Rock Vista Dr.
Corona, CA 92879-5834

Nicole Mashini
c/o Hyun Legal, APC
515 Figueroa St.
Los Angeles, CA 90071-3301

Nordstrom
P. O. Box 13589
Scottsdale, AZ 85267-3589

Oak Tree at Bear Creek, HOA
22877 Bear Creek Dr N
Murrieta, CA 92562-3044

Orange County Tax Collector
11 W Civic Center Dr.
Santa Ana, CA 92701-4063

Pamela S. Daly
10322 Crawford Canyon Rd.
Santa Ana, CA 92705-1412

Pearl Beta Business Funding
100 William Street
New York, NY 10038-5056
MAIL RETURNED 11/08/19

Pearl Beta Business Funding

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

100 William Street, 9th Floor
New York, NY 10038-5056
MAIL RETURNED 11/08/19

Pitney Bowes
PO Box 371874
Pittsburgh, PA 15250-7874

Portfolio Recovery Associates LLC
PO Box 41067
Norfolk VA 23541-1067

Power Plus!
229 N Sherman Ave
Corona, CA 92882-1844

Prasad G. Reddy & Sheela V. Reddy
3775 San Ramon
Corona, CA 92882-7977

Premium Finance
PO Box 1827
Eau Claire, WI 54702-1827
MAIL RETURNED 11/07/19

Progressive Architecture & Const
2440 Railroad St.
Corona, CA 92880-5418

QBE Specialty Insurance Company
1 General Dr
Sun Prairie, WI 53596-0001

QDD15, LLC
Bryan Silverman
600 Montgomery Street, 14th Fl
San Francisco, CA 94111-2716

QDD15, LLC
c/o Rutan & Tucker, LLP
Attn: Roger Friedman, Esq.
611 Anton Blvd Ste 1400
Costa Mesa, CA 92626-1931

Quill
PO Box 102412
Columbia, SC 29224-2412

RE/MAX CA & Hawaii, LLC
5075 S Syracuse St.
Denver, CO 80237-2712

RE/MAX International
5075 S Syracuse St.
Denver, CO 80237-2712

REMAX, LLC dba REMAX California & Hawaii

5075 S. Syracuse Street
Denver, CO 80237-2712

RM Holdings, LLC
12368 Melody Lane
Los Altos, CA 94022-3237

RM Holdings, LLC
c/o Law Office of Benjamin Taylor
1880 Century Park East Ste 615
Los Angeles, CA 90067-1622
MAIL FORWARDED 11/15/19

RM Holdings, LLC
c/o Law Office of Benjamin Taylor
1880 Century Park East, Suite 714
Los Angeles, CA 90067-1618

Raafat Mouric Zake Youssef
18700 Yorba Linda Blvd Apt 97
Yorba Linda, CA 92886-4176
MAIL RETURNED 11/08/19

Rafat & Mona Gerges
1402 W. 243rd St.
Harbor City, CA 90710-1707

Raffat Youssef
c/o Suojanen Law Office
26895 Aliso Creek Rd Ste B440
Aliso Viejo, CA 92656-5301

Ramy Kodsy
13724 Star Ruby
Corona, CA 92880-5558

Rancho California Water District
42135 Winchester Rd
Temecula, CA 92590-4800

Raouf & Madlen Gayed
2560 Fairglen Pl.
Corona, CA 92881-6612

Rex M. Badua
1370 Woodvale Dr.
Corona, CA 92879-8845

Riverside County Tax Collector
4080 Lemon St.
Riverside, CA 92501-3609

Robert Ng Profit Sharing Plan And Trust
600 Montgomery Street, 14th Fl
San Francisco, CA 94111-2716

Safeco Insurance

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

2677 N Main St # 600
Santa Ana, CA 92705-6629

Sam's Club Discover
P. O. Box 960013
Orlando, FL 32896-0013

Sameh Guirguis & Yvette Nakhla
7623 Moonridge Lane
Anaheim, CA 92808-1446

Samir Roufaeil & Hanaa Ebrahiem
7622 Carbon Cir
La Palma CA 90623-1419

Samuel Torbati & Benjamin Melamed
1401 S. Bentley Ave #401
Los Angeles, CA 90025-8006

Samy Ibrahim & Mervat Ibrahim
3364 W Keys Lane
Anaheim CA 92804-3052

Samy Ibrahim & Mervat Aziz Moawad Ibrahi
7622 Carbon Circle
La Palma, CA 90623-1419

San Bernardino County Tax Collector
268 W Hospitality Ln
San Bernardino, CA 92415-0901

Sanad Sawires
905 S. Bonita
San Dimas, CA 91773
MAIL RETURNED 11/05/19

Sarwat Beshai
2455 S. Manu Lane
West Covina, CA 91792-2203

Secretary of State
300 S Spring St
Los Angeles, CA 90013-1230

Southern California Edison
1351 E Francis St
Ontario, CA 91761-5796

Southern California Edison
P.O. Box 800
Rosemead, CA 91770-0800

Southern California Edison Company
1551 W San Bernardino Rd
Covina CA 91722-3407

Spile, Leff & Goor, LLP

16501 Ventura Blvd # 610
Encino, CA 91436-2072

State Board of Equalization
16715 Von Karman Ave #200
Irvine, CA 92606-2414

State of California Labor Com
464 West 4th St. Rm 348
San Bernardino, CA 92401-1414

Strategic Funding
120 W. 45th Street
New York, NY 10036-0069

Strategic Funding Source
3914 Murphy Canyon Rd., Ste A162
San Diego CA 92123-4415

Sunil A. Brahmbhatt, Esq.
2700 N. Main Street #310
Santa Ana, CA 92705-6638

Superior Court of California County of Riverside
311 E Ramsey St
Banning, CA 92220-4814

Superior Court of California County of San Bernardino
172 W 3rd St
San Bernardino, CA 92415-0320

Superior Shredding
2621 Green River Rd #105
Corona, CA 92882-7454

Susan Whitson
c/o Law Offices of Benjamin Taylor
1880 Century Park East, Suite 615
Los Angeles, CA 90067-1622
MAIL FORWARDED 11/15/19

Susan Whitson
c/o Law Office of Benjamin Taylor
1880 Century Park East, Suite 714
Los Angeles, CA 90067-1618

TVT Capital
8 Hunters Lane
New York, NY 11576-1306

Tarek Michel Ghabour
5563 Shady Dr.
Eastvale, CA 91752-3698

Terradatum
P.O. Box 387
Glen Ellen, CA 95442-0387

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

Time Warner
424 & 425 S Corona Mall
Corona, CA 92879

Time Warner
60 Columbus Circle
New York, NY 10023-5860
MAIL RETURNED 11/08/19

Toma, CPA
101 S Kraemer Blvd
Placentia, CA 92870-6117

Tony Song and
746 W. 1st St.
Claremont, CA 91711-4606

Trans Union Corporation
P.O. Box 900
Woodlyn, PA 19094-0900

US Assure
8230 Nations Way
Jacksonville, FL 32256-4434

US Collector
225 N. Hill Street
Los Angeles, CA 90012-3232

US Small Business Administration
5 Hutton Centre Dr #900
Santa Ana, CA 92707-8791

USCB America
450 N Stephanie St #200
Henderson, NV 89014-6503

Union Home Loan Profit Sharing Plan
c/o Law Offices of Benjamin Taylor
1880 Century Park East, Suite 615
Los Angeles, CA 90067-1622
MAIL RETURNED 11/15/19

Union Home Loan Profit Sharing Plan
c/o Law Office of Benjamin Taylor
1880 Century Park East, Suite 714
Los Angeles, CA 90067-1618

United States Trustee (RS)
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

Vinod Rapur (Vinney)
35 Enchanted
Irvine, CA 92620-2807

WFB Commercial
2500 S Grove Ave
Ontario, CA 91761-6253

Wahid Guirguis
7021 Mackinaw Court
Mira Loma, CA 91752-1490

Wells Fargo
P. O. Box 51193
Los Angeles, CA 90051-5493

Wells Fargo Bank, N.A.
Wells Fargo Card Services
PO Box 10438, MAC F8235-02F
Des Moines, IA 50306-0438

Westguard Insurance
2060 Talbert Dr
Chico, CA 95928-7687
MAIL RETURNED 11/11/19

Wind Set Capital Corporation
4168 West 12600 South 2nd Floor
Riverton, UT 84096-7470
MAIL RETURNED 11/07/19

Windset Capital Corporation
c/o Ferns, Adams & Associates
2815 Mitchell Drive, Suite 210
Walnut Creek, CA 94598-1626

World Sign
1550 W Pico Blvd
Los Angeles, CA 90015-2436
MAIL RETURNED 09/22/2020

XL Technologies
1800 2nd St #850
Sarasota, FL 34236-5995

Yellowstone
1 Evertrust Plaza
Jersey City, NJ 07302-3051

Yellowstone (Ikahn Captial)
160 Pearl St
New York, NY 10005-1617
MAIL RETURNED 11/08/19

Yellowstone West
1 Evertrust Plaza, 14th Floor
Jersey City, NJ 07302-3088

Yellowstone West Capital- YWC
1 Evertrust Plaza, 14th Floor
Jersey City, NJ 07302-3088

Anis Khalil
c/o Suojanen Law Office
26895 Aliso Creek Rd Suite B440
Aliso Viejo, CA 92656-5301

Douglas L. Mahaffey
Mahaffey Law Group
20162 SW Birch Street Suite 300
Newport Beach, CA 92660-0798

Mina Farah
c/o Suojanen Law Office
26895 Aliso Creek Rd Suite B440
Aliso Viejo, CA 92656-5301

Nicole Mashini
c/o Dennis S. Hyun, Esq.
515 South Figueroa Street Suite 1250
Los Angeles, CA 90071-3316

California Dept. of Tax & Fee Administration
Special Ops, MIC: 55
Sacramento, CA 94279-0055

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

650 Town Center Dr, Suite 600
Costa Mesa, CA 92626

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 12/22/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 12/22/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 12/22/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/22/2020 Lindsay Bracken
Date *Printed Name*



Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

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